

**MINUTES OF REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO
TUESDAY, JUNE 21, 2005**

REGULAR MEETING

The Redevelopment Commission of Greensboro met in regular meeting at the Shiloh Baptist Church, 1210 South Eugene Street, on Tuesday, June 21, 2005 at 5:07 p.m. Commissioners present were: Chair Joe Wood, Bill Benjamin, Nettie Coad, Scott Lilly and Joe Wood. Dan Curry and Barbara Harris represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

Chair Wood called the meeting to order, introduced himself and had the other Commissioners identify themselves. He welcomed everyone to the meeting. He asked that anyone wishing to speak come up to the microphone, identify themselves, and give their address.

1. APPROVAL OF THE MINUTES OF APRIL 19, 2005.

Mr. Benjamin moved approval of the minutes of April 19, 2005 as written, seconded by Ms. Coad. The Commission voted 4-0 in favor of the motion (Ayes: Wood, Benjamin, Coad, Lilly. Nays: None.)

2. GORRELL STREET NEIGHBORHOOD. UPDATE FROM BENNETT COLLEGE.

Chair Wood said at its regular meeting on July 15, 2005 the Commission voted to lease the property known as 609 Gorrell Street to Bennett College for a period of two years, at which time Bennett was to come back before the Commission with an offer to purchase if Bennett desired to use the land beyond July 14, 2005 lease expiration date.

Andrena Coleman, Vice President of Administrative Services for Bennett College, thanked the Commission for its patience in working with Bennett College over the past two years as they moved through developing a proposed plan for the use of 609 Gorrell Street. She reported that the College had developed a plan, had secured the funding through the Weaver Foundation for the purchase of the lot, and they had looked at preliminary sketch of a building that would go there. The College was not interesting in developing another childcare facility, but was interested in the construction of a new classroom building to be used for the middle college program, being operated at Bennett, in partnership with the Guilford County School system.

Bennett proposes to construct an approximately 7,200 square foot single level, brick building that has the same architectural design as the other buildings on campus. The funding for this facility will come through a Federal grant and private funding. If approved, they could start as early as August of this year. The building would have a dual Bennett College and Middle College use.

Ms. Coleman answered questions posed by the Commissioners.

Counsel Blackwood said the sale of this property could be handled through a public hearing at the Commission's next scheduled meeting to sell the property to Bennett College for the appraised value of \$32,000 and subject to approval by the Commission of construction plans.

Ms. Coad moved that the Redevelopment Commission of Greensboro hold a public hearing at the next regularly scheduled meeting of the Commission on the proposal to sell 609 Gorrell Street for the appraised value of \$32,000 to Bennett College for the purpose of erecting a classroom building. Mr. Lilly seconded the motion. The Commission voted 3-0-1 in favor of the motion. (Ayes: Wood, Coad, Lilly. Nays: None. Abstain: Benjamin.)

Chair Wood moved that the Commission grant a 45-day extension of the lease with Bennett College for 609 Gorrell Street, which would be through the 29th or 30th of August, with all the terms and conditions of the existing lease. Ms. Coad seconded the motion. The Commission voted 3-0-1 in favor of the motion. (Ayes: Wood, Coad, Lilly. Nays: None. Abstain: Benjamin.)

3. OLE ASHEBORO NEIGHBORHOOD. UPDATE FROM STAFF ON 326 AND 328 EAST LEE STREET.

Mr. Curry said staff had attempted on several occasions since April to make appointments with the owners of this property and Building Inspections to go through the house, and unfortunately, had not been able to make that arrangement. However, they were still trying to make such an appointment with the owner to go through the house with Building Inspections. The property appears to be in basically the same condition as it was several months ago. These properties are on the acquisition list. Ms. Harris said the house had appraised at \$44,000 and the lot somewhere in the mid-teens.

Mr. Benjamin moved that the Commission offer the owner of 326 and 328 East Lee Street the appraised value of the properties, seconded by Ms. Coad.

Ms. Coad said she wanted it clear on the record that the Commission had cleared Gorrell Street of blight and she had been here the 25 years they had been working in Ole Asheboro. Ms. Coad said she would like to see a consistent plan of dealing with properties such as the subject properties.

Mr. Benjamin called the question. The Commission voted 4-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly Nays: None.)

4. PHILLIPS-LOMBARDY NEIGHBORHOOD. FINAL REPORT FROM UNC-G/PROJECT GREENLEAF.

For the Commission's review, a final written report from UNC-G/Project Greenleaf was attached as information only.

5. ADDITIONAL BUSINESS.

Ms. Harris said staff would like to invite the Commissioners and the members of Shiloh to public meetings involving the redevelopment of the South Elm Street area. These will be held at the Two Art Chicks Gallery in the 600 block of South Elm Street just beyond East Lee Street. The two sessions will be June 22nd from 11:30 a.m. to 1:30 p.m. and from 5:30 p.m. to 7:30 p.m.

Chair Wood said he thought the folks from Shiloh would like for the Commissioners walk out back to view the proposed facility.

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There being no further business before the Commission, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

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